

15-01223

The Minneapolis City Council hereby approves the following staff direction:

Community Planning & Economic Development staff is directed to provide a higher level of scrutiny in its analysis of side yard variances that involve construction of new 1-4 unit dwellings utilizing existing building foundations. As clarified by ordinance in 2014, removal of more than 60% of a building's exterior equates to demolition of the building. New homes constructed in the wake of demolition are generally expected to follow current land use regulations regardless of whether the foundation has been removed. When conducting an analysis of the legal findings for a variance and making a recommendation to the Board of Adjustment, the presence of an existing building foundation should typically not be the only unique factor that leads to a conclusion that the property owner is faced with a practical difficulty.

Certified as an official action of the City Council: 

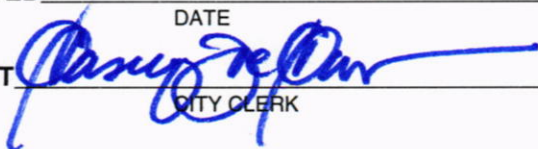
RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich	X						Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson	X						Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED

OCT 09 2015

DATE

ATTEST



CITY CLERK



APPROVED



NOT APPROVED



VETOED

RECEIVED OCT 14 2015

MAYOR HODGES

DATE